



WEST LAFAYETTE HISTORIC PRESERVATION COMMISSION

222 N. Chauncey Avenue, Room 102 • West Lafayette, IN 47906 • 765-775-5160

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)



OFFICE USE ONLY*****DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*****OFFICE USE ONLY

Date Received: _____ Date Approved COA Expires: _____

LOCAL HISTORIC DISTRICT PROJECT _____

☐ Approved ☐ Approved with Amendments ☐ Denied ☐ Tabled ☐ Withdrawn by Owner

Approved by: _____ Date: _____

ADDRESS OF PROJECT: 249 LINCOLN ST, WEST LAFAYETTE

Brief description of proposed work: (Please PRINT CLEARLY or TYPE)

If necessary for description please attach additional sheet.

REPLACE 8' WIDE REAR WOOD STEPS WITH 8' WIDE x 3'-4" DEEP

LANDING W/ 3'-6" WIDE STEPS - NEW LANDING TO BE COMPOSITE

DECKING, RAILING TO BE DARK BRONZE ALUM

What are the approximate start and finish dates of the proposed work?

Start SEPT 2016 Completion OCTOBER 2012

Present use of property: SINGLE FAMILY RESIDENCE

Proposed use of property: SAME

APPLICANT (Please PRINT CLEARLY or TYPE)

Name: Melissa Fraterrigo & Peter Seymour

Mailing Address: 249 Lincoln Street, West Lafayette IN 47906

Phone: 773/314-6496

E-Mail: melissafaterrigo@gmail.com

APPLICANT relationship to Owner ☒ Contractor ☐ Architect ☐ Realtor ☐ Agent ☐ Other

CONTRACTOR (Please PRINT CLEARLY or TYPE)

Name: RIVERSIDE CONSTRUCTION, LLC.

Mailing Address: 932 ROBINSON STREET, WEST LAFAYETTE, IN 47906

Phone: (765) 838-1644

E-Mail: aj@rsconstruct.com

CONTACT PERSON: AARON JOHNSON Phone: 838-1644

E-Mail: aj@rsconstruct.com

ESTIMATED COST OF PROJECT: \$9,450

The West Lafayette Historic Preservation Commission is a nine-member board who meets monthly to review the COA applications that are subject to commission review.

The West Lafayette Historic Preservation Commission cannot render judgment nor process an Application without the specific documentation listed below. It is the Applicant/Owner who must provide comprehensive documentation of the proposed project with adequate information so that there is a complete understanding of the project for the commissioners and staff when rendering a decision. Applications will NOT be processed without all required or requested documentation. An incomplete COA application may delay the COA review process

These items must have been completed before submitting application: (Please check yes or no below)

1. Are all zoning approvals met and in compliance for the proposed work? Yes ☒ No ☐
2. Are there any Variances pending or necessary for the proposed work? Yes ☐ No ☒

Documentation to be submitted with applications: (Minimum requirements for all COA Applications)

(Please place a check mark at each listed item below that you include with this application)

- ☐ Photos of building exterior (all visible elevations) maximum of 4 photos to an 8 ½" x 11" sheet
- ☒ Complete drawings of proposed project
- ☒ Floor plans of affected levels NA
- ☒ Exterior elevations of all areas where work will occur (minimum 11" x 17" sheet) NA
- ☒ Signed application
- ☒ Site plan (If project affects ground floor exterior)
- ☒ Sample or brochure plus specifications and color samples of all permanent materials to be used
- ☒ Written description of proposed project and 1 set of full-sized plans
- ☒ Photos of adjacent or attached structures showing locations of connection NA
- ☒ Electronic versions of complete drawings of the proposed project are acceptable

NOTE: See categories below for specific projects and additional documentation as applicable.

WINDOW PROJECTS (Additional Documentation)

(Check-mark all that apply)

- ☐ Elevation drawings of each window type
- ☐ Window section drawing(s): with head, sill, jamb, mullion, and muntins with all dimensions
- ☐ Condition statement of existing windows describing the type and extent of deterioration for windows to be removed or replaced. If replacement windows are proposed, submit photos showing condition and extent of deterioration.
- ☐ Note indicating whether or not windows are original
- ☐ Note on plan and elevations which windows are new and which are original to remain.
- ☐ Note materials to fill in opening and indicate structure to be removed if applicable.

DOOR(S) PROJECTS (Additional Documentation)

(Check-mark all that apply)

- ☐ Close-up photo(s) of the existing door(s) to be replaced and photos of doors on adjacent buildings
- ☐ Condition statement of the existing doors describing the type and extent of deterioration
- ☐ Door elevation drawing(s) of each door type
- ☐ Door section(s)
- ☐ Note on plan and elevations which doors are new and which are original to remain

SIGNAGE (Additional Documentation)**(Check-mark all that apply)**

- ☐ Color photo(s) of the entire building with proposed location of the signage indicated
- ☐ Close-up photo of the proposed signage location
- ☐ Detailed drawings showing the dimensions of the sign and how it will be attached to the building
- ☐ Description of the proposed sign and bracket materials, dimensions, sign lettering, signage lighting, and method of attachment to the building. We recommend you use existing holes where possible. If new anchorage holes are necessary, place anchorage in existing mortar joints and avoid damaging existing bricks and permanent exposed building materials.

Please note: Signage area and permits must be approved by the City of West Lafayette Engineering Department

STOREFRONTS/FACADES, AWNINGS, SHUTTERS, AND OTHER ARCHITECTURAL ELEMENTS (Additional Documentation)**(Check-mark all that apply)**

- ☐ Clear description, photos and elevation drawings of proposed signage, lighting, awnings, security systems, and accessibility provisions (i.e. lifts, ramps, handrails etc.)
- ☐ Color photos/elevations showing storefront/façade of all floors as they relate to all proposed work
- ☐ Drawings specifying the plan, section, and construction details.

NEW CONSTRUCTION, ADDITIONS, GARAGES AND CARRIAGE HOUSES (Additional Documentation)**(Check-mark all that apply)**

- ☐ Same requirements as listed on page 2 under **Documentation to be submitted with application**

STOOPS, STEPS, FENCES, HANDRAILS, PORCHES, AND BALCONIES (Additional Documentation)**(Check-mark all that apply)**

- ☒ Color photos and construction plans detailing the location of the proposed stoops, steps, fences, handrails, porches, and balconies
- ☒ Drawings specifying the proposed work, construction details, and installation method for all improvements under this section
- ☒ Drawings of existing conditions without the proposed work

ROOFS (Additional Documentation)**(Check-mark all that apply)**

- ☐ Color photos detailing the location of the roof(s)
- ☐ Drawings specifying the plans, construction details, and installation methods

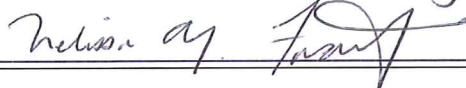
Please note: If the COA is approved, any changes or amendments to the approved COA will require additional review by city staff or the historic Preservation Commission. An approved COA is valid for 12 months from the date of approval of the COA. After 12 months COA application must be resubmitted and reapproved by the HPC or Staff to continue the project.

REQUIRED SIGNATURE: The undersigned certifies that the statements set forth in this application including all drawings and specifications submitted herewith are true and correct, and agrees that the proposed improvements described in this application will be constructed in all respects in accordance with the approved COA as specified in the application, drawings and specifications submitted herewith. The undersigned further agrees to abide by any amendments approved to be part of this project by the West Lafayette Historic Preservation Commission or Staff.

Applicant (Print clearly or type): AARON JOHNSON FOR RIVERSIDE CONSTRUCTION

Signature of Applicant:  Date: 7/29/16

Owner (Print clearly or type): Melissa Fraterrigo

Signature of Owner (if different):  Date: 7/28/16

APPLICATIONS AND DOCUMENTATION:

Applicant must **provide 13 copies of the completed and signed COA Applications and all documentation** noted to be submitted with COA Application including: Materials to be used, detailed written description of the project with dimensions, drawings to scale, construction methods, finishes, manufacturing brochures and specifications as well as clearly labeled photographs of the building and affected areas. Plus any additional documentations as requested by Staff or the COA Committee. Electronic versions may be submitted if available in addition to the 13 copies noted above. The copies will be supplied to each Commissioner and the City Staff for the West Lafayette Historic Preservation meeting.

The Commission follows the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings when reviewing applications. Applications should follow these standards and guidelines when applicable. The West Lafayette Resource Guide can be accessed online at www.westlafayette.in.gov.

Certain work in a Historic District may be approved by the Staff in lieu of being reviewed by the West Lafayette Historic Preservation Commission, but the applicant will still be required to submit this application for Staff review with all documentation as noted for the proposed project. **Staff is authorized to approve the following:** Signs that comply with the guidelines, Installation of storm windows, Installation of re-skinning canvas awnings and canopies of a simple design, Installation of historically appropriate hand rails, Temporary removal of historic building components for the purpose of repair, Replacement of roof sheathing when there are no structural changes, Removal of chimneys that are only visible from the rear of a structure, Installation of stained or leaded glass windows, Installation of appropriate historical shutters, Removal of a non-original addition or alteration to a structure, and Extension of an approved COA for up to one additional year if the project scope has not changed. If questionable, please contact Staff to determine whether your project must be reviewed by the West Lafayette Historic Preservation Commission.

APPLICATION SUBMITTAL DEADLINE:

This COA Application Form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting may not be considered by the Commission during their deliberation. Please call if you have any questions and Staff will assist you.

MEETING ATTENDANCE:

For COA applications requiring review by the West Lafayette Historic Preservation Commission attendance at the Commission Meeting is strongly recommended to present the project and answer questions. The Commission will also hear public comments prior to making a decision on the project. Failure by the Owner, applicant or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.

INSPECTIONS:

All projects will be inspected during and following execution, for compliance with the decision(s) rendered by the West Lafayette Historic Preservation Commission.

Owner acknowledges that while the West Lafayette Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior features. The lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Applicant **MUST** notify the Commission Staff upon completion of the approved COA work for a final inspection of the improvements.

WORKING WITHOUT A COA/DENIAL OF A COA

West Lafayette Staff inspectors regularly inspect historic properties to insure compliance with approved Certificates of Appropriateness. When additional work has been commenced without an approved COA, a Staff inspector may issue a stop work order and request that the Owner seen an addendum to the original COA to include any additional work, revisions or changes. Work undertaken without a Certificate of Appropriateness is illegal, and the West Lafayette Historic Preservation Commission may require that unauthorized changes in a historic structure be reversed or completed in a satisfactory manner. If the work continues, a building official may issue a citation with a fine and the Owner may be required to remove inappropriate and unapproved materials. Please contact the Staff if there is any question about changing the scope of the work approved.



932 Robinson St.
West Lafayette, IN 47906
(765) 838-1644 Phone
(765) 838-1641 Fax

Scope of Work

Date: July 29th, 2016

Project Name: Seymour / Fraterrigo Exterior
Project Number: 1409
Client Name: Peter Seymour & Melissa Fraterrigo
Client Address: 249 Lincoln Street
West Lafayette, Indiana 47906

Scope of Work: This report is based on the design drawings, inspections, meetings with the owner, and this scope of work as of this date.

Associated document: Seymour Landing & Trellis – 07-25-16

1. Landing

Proposed Investment = \$9,450

Description:

Landing size is 3'-4" deep x 8'-0" wide. Stairs are approx. 11" deep each x 3'-6" wide. Landing and steps to be composite decking material. Railing to be dark bronze aluminum.

The new landing and steps will not be visible from the front, left, right, or rear sides of the property unless viewed from inside the fenced perimeter.

1.1. **Planning and permits:**

- a. Architectural design and selection supervision
- b. Building permit filing and submittal
- c. Field manager assigned to your project to facilitate and supervise production

1.2. **Selective demolition and preparation:**

- a. Perform Selective Demolition and remove the following;
 - * Call 811 before digging to locate any underground utilities
 - * Remove existing treated wood steps surface & framing
- b. Haul away waste
- c. Keep the work site clean and orderly

1.3. **Footings and grade:**

- a. (2) 12" round pier footings, 36" deep, manually dug
- b. Install weed barrier under deck area

1.4. **Treated landing structure with composite decking and aluminum railing:**

- a. Simpson Strong-Tie parts
 - * (2) ABA44Z galvanized adjustable post base
 - * (2) BCS2-2/4Z galvanized double post cap
 - * (7) LUS26Z galvanized joist & stair hangers
 - * (2) LUC26Z galvanized concealed face joist hangers for end joists
 - * (7) H2.5AZ galvanized "hurricane" ties - connects joists to beam

This estimate is for budget purposes only. Any number of variables could significantly change the final cost of your project. Therefore, these numbers shall not be construed as an offer to sell construction services or materials, either specific items listed or the sum of the project, at the amounts provided herein.

- b. Pressure treated support posts
- c. Double treated 2x8 deck beam and ledger board
- d. 2x8 treated deck joists 16" on center
- e. Pressure treated stair framing, 3'-6" wide
- f. MoistureShield Vantage deck boards in "Rustic Cedar"
- g. MoistureShield skirt board and risers - matching color
- h. Westbury aluminum posts and railing, Tuscan style in the "Ninety Bronze" color
- i. Vinyl lattice w/ tight pattern around perimeter of deck - "Redwood" color

Respectfully submitted by: _____
Andrew Haste
President, Riverside Construction LLC

Tippecanoe County GIS Site Parcel Report

79-07-17-356-024.000-026

164016002216



Assessment Information March 1, 2014

Assessed Value Land	\$49,500
Assessed Value Improvements	\$186,600
Total Value	\$236,100
Neighborhood	7503
Transfer Date	08/23/2010
Year Constructed	1938
Grade	C+2
Condition	AV

Attic Finished Living Area				0
Basement Base Area				1020
Basement Finished Living Area				0
Floor(s) Total Finished Living Area				2170
Integral Garage	N	Attached Garage	N	
Attached Carport	N	Basement Garage	N	
Garage Square Feet	0			

Parcel Information

Owner Name	SEYMOUR PETER A & FRATERRIGO SEYMOI MELISSA A
Site Address	249 LINCOLN ST
Site City	City
Mail Address	249 LINCOLN ST
Mail City	WEST LAFAYETTE
Mail State	IN
Mail Zip Code	47906
Short Legal	NOTHERN S D 50 FT E SIDE S 1/2 LOT 3& 50 FT W SIDE LOT 4

Auditor Deductions

This report includes user generated static output from the Tippecanoe County GIS site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Assessment values may not be accurate or current based on any successful appeals. Assessment area values include primary structures only. Detached garages and auxiliary structures are not included.

7/29/2016 8:10:31 AM





MOISTURESHIELD® VANTAGE

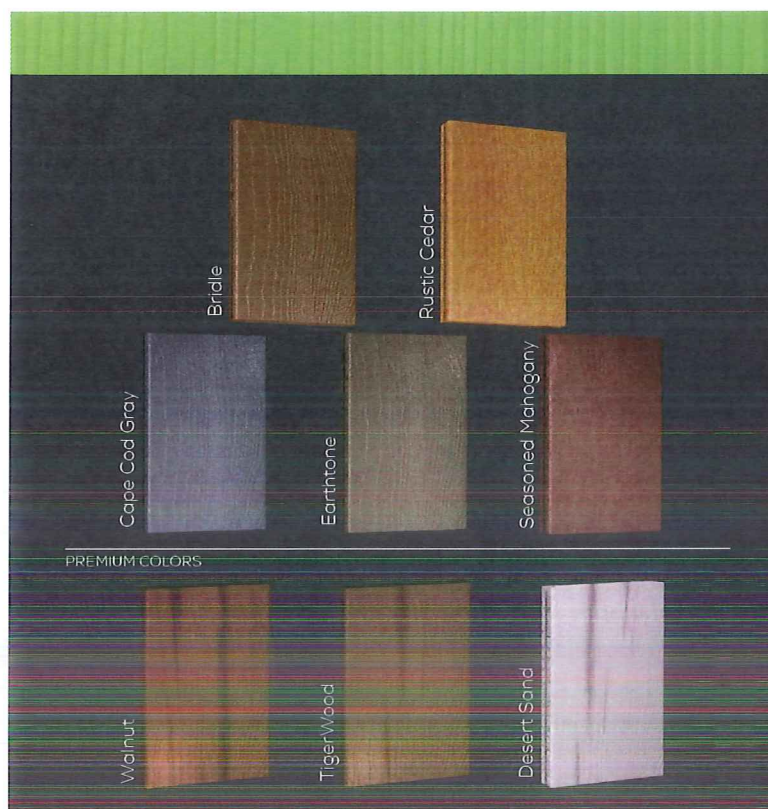
MoistureShield Vantage is one of the most innovative composite decking materials on the market. Enjoy the look and workability of wood, but with more water resistance, more durability and less maintenance. Available in a solid profile, our reversible boards feature a natural wood-grain texture on both sides, allowing use of either side for easier installation. In addition, the planks come with or without grooves to accommodate hidden fastening systems.

- 1" x 6" Deck Board
- Length: 12 feet, 16 feet, 20 feet
- Transferable Lifetime Warranty
- Install on the ground, in the ground or underwater
- Available grooved and non-grooved
- Natural wood-grain texture on both sides
- Available in 8 colors

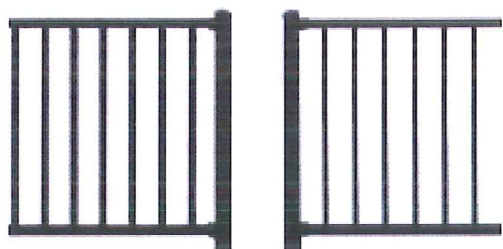


BEAUTIFUL

The natural wood-grain texture on both sides makes installation easy.



Tuscany



C10*

C101

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 3', 4', 5', 6', 7', 8'
- Stair Rail Lengths: 3', 4', 5', 6', 7', 8'
- C10 Spindle: 3/4" x 3/4" x (.053" wall)
- C101 Spindle: 3/4" Round (.060" wall)
- Spindle Spacing: 3.875"
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'

NOTE: Spindle end spacing may vary by length.
All sections do not come out even on each end as shown above.



Top Rail Profile



Bottom Rail Profile

A stylish 1-3/4" x 1-3/8" top rail combined with the 1-3/4" x 1-1/4" classic bottom rail creates a streamlined design sure to appeal to those with a touch of class.

Styles C10* & C101
The Tuscany Series adds a touch of class with classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" square or round spindles along with a variety of satin, textured, and multi-colored finishes, and a lifetime limited warranty. Featuring classic designs to warm your heart as you are greeted home.



E Style: C10 With Level
Crossover Post
Color: Satin Black

F Style: C10 With Level
Crossover Post
Color: Satin Black

G Style: C101 With Level
Crossover Post
Color: Satin Black

*CCRR-0163 complies with IBC, IRC, and FBC